

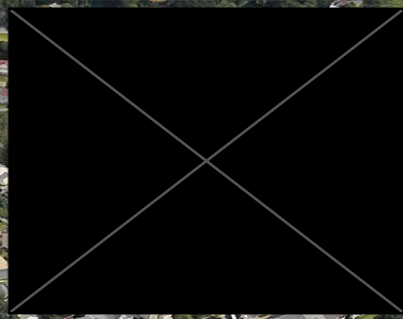
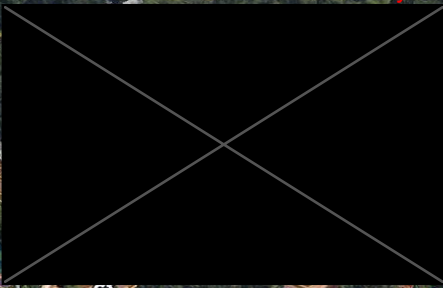
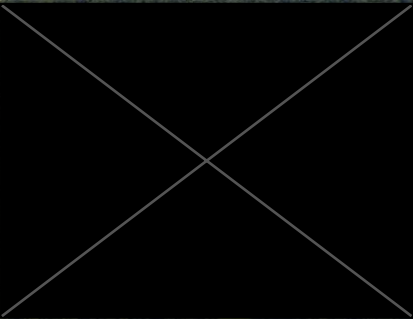


Severn Woods HOA

May 2026 Meeting



Do not share outside community!



Last Meeting Minutes

Financial Standing

Master Ledger

Severn Woods HOA

May 2026 Meeting

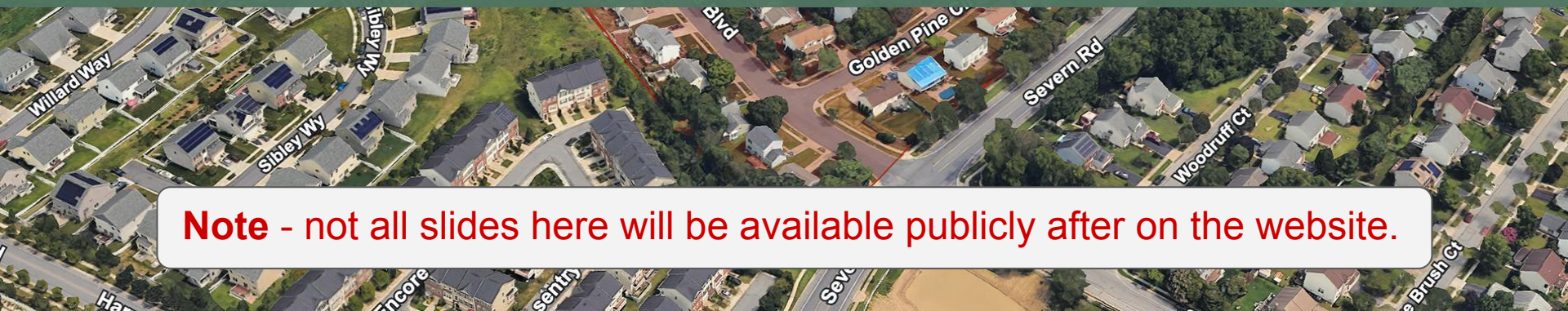


Do not share outside community!



Severn Woods HOA

May 2026 Meeting



Note - not all slides here will be available publicly after on the website.

Agenda



May 2026 Homeowner Meeting

- ❖ **Old Business (*Past*)**
 - 2025-04's vote
 - Last meeting minutes
 - Other
- ❖ **Current Standing/Planned (*Present*)**
 - 2026-04 Common Area survey
 - Property values
 - Social media & Website
 - Business Standing
 - Financials
 - Budget Plan
 - Insurance
- ❖ **New Business (*Future*)**
 - Mosquitos
 - Snow plan (Revisit)
 - Lowering Dues/Self-Sufficiency discussion
 - Boundary Encroachments
 - Grant plan/discussion given Common area survey
 - Open Forum





Old Business

(Since last meeting [14 months ago])



2025-04 Vote



❖ Homeowners passed all Propositions. 47 / 106 homes in good standing participating (quorum was 32).

❖ Breakdown: (Passed all)

- Confirmed Election of President (*first election in 18 years*)
- Confirmed Election of Treasurer (*first election in 18 years*)
- Passed approval of all meeting minutes between 2021 and 2024
- Passed calling out on CC&Rs that satellite dishes are absolutely permitted in community
- Passed removing “each class of members” language
- Passed simplifying HOA covenanting itself language
- Passed legal language of board members not needing to pay dues
- Community approved removing tree rule entirely that previously required informing HOA Board before removing
Trees that met conditions.
- Passed adding consistent language about interest % on late dues
- Passed adding amount due per home address to website (*Eventually*)
- Passed putting some limits on landscaping expenses by HOA



2025 March Homeowner Minutes

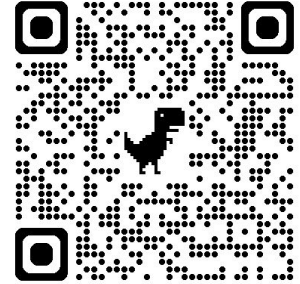


May 2026 Homeowner Meeting

- ❖ Vote to Approve [Last homeowner minutes \(March 2025\) - 10 pages](#)

Summary

- ❖ Recap of Old Business
 - Grant awarded and used towards fence
 - Vote in 2024
 - Tot Lot Survey
 - BGE Gas lines investigation closed
 - Digitized 1300+ files
- ❖ Financials
- ❖ CD
- ❖ Landscaping
- ❖ Election Discussion
- ❖ Recommendations from Lawyer
- ❖ Tree Vote proposals
- ❖ Snow plan
- ❖ Interest Discussion
- ❖ Making Dues public discussion
- ❖ Landscaping Revitalization for Financial Self-Sufficiency
- ❖ Vehicles



Other

- ❖ Opened CD (*first time in 15 years*)
- ❖ Added Source Selection procedures to Board Procedures on website
- ❖ Did source selection for new vendor for landscaper slashing it by **50.3%**
- ❖ Made generic resale package and added to website for homeowner awareness of what to expect on sales
- ❖ Started lien process on 4 homeowners that are 3+ years in arrears.
- ❖ Did **not** file for 2027 grant. With the latest survey results and this meeting will intend to apply for 2028's (filing ending in late 2026).





Questions about “Old Business”?





Current Standing



To be Covered



May 2026 Homeowner Meeting

- ❖ 2026-04 Common Area survey
- ❖ Property values
- ❖ Social media & Website
- ❖ Business Standing
- ❖ Financials
 - Profit and Loss
 - Budget Plan
 - Unpaid Dues
 - Liens
- ❖ Insurance



Common Areas Survey (2026-04)

❖ 49/105 (47%) of Homeowners in good standing participated in survey

Vote Breakdown:

1. **76% in favor** of proposed Pond Lot plan
2. **86% in favor** of proposed Long Narrow/Beach Lot plan
3. Bench Style *[selecting any that homeowners would be okay with]*
 - a. **76% in favor** of Trex Benches
 - b. **14% in favor** of Thermoplastic Benches
 - c. **20% in favor** of Metal Benches
4. **69% in favor** of proposed Front Entrance plan *(regardless of getting grant money)*
5. Rock/Brick Design Schema:
 - a. 37% (**67%**) in favor of grayscale
 - b. 24% (**55%**) in favor of earth-toned/brown
 - c. 30.6% *in favor of either*
 - d. 0% *in favor of neither*
6. **88% in favor** of proposed Top/Tot lot plan PHASE-1

Survey: Tot Lot
April 28, 2025

1. Are you in favor of an update to the empty 'tot lot' common area found where Severn Tree and Golden Pine (at ~7500 Severn Tree Blvd) if grant money could be received for it?

In Favor Opposed
(Keep it as green)

2. What would you like to see (or just prioritize) on the tot lot if grant money was received for it?

	Not a Priority (or not used)	Low	Some	High	Top Priority
	Weight	#	1	4	4
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
See-through fence or gate (if check near here?)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Table	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pavilion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gazebo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Raised Bed Planter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grounded Gr. Tree chairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gilbhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Built-in Board <small>(if this is not desirable or unavailable?)</small>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What else on lot lot would be important to you?	<small>(write in here)</small>				

Available to put an "X" on the lowest table and sign your initials if you wish a winner.

3. If the majority community wanted a gazebo (over a pavilion) if grant money was received, would you instead prefer to place this on the empty "Pond Lot" at ~7500 Golden Pine (adjacent to the "tot lot" common area with, for example, a bike walkway, a picnic table within the gazebo overlooking the pond behind Agee Court? Could lease the lot for the next 10-15 years (no annual dues) or lease the easement - if lease is length, in place on the north side of 4 for the country to be able to service the north pond?

In Favor Opposed Why not both?
(You prefer gazebo on "Pond Lot" (You prefer gazebo on Tot Lot) (You want both)
(~7500 Golden Pine) (if no table) (if community had to choose one)

4. If the majority community wanted a playground if grant money was received, what is your preference on some of the details?

A. Playground Type

Preschool Playground Elementary Playground Lit of both
(for ages 2-5) (for ages 6-12) (for ages 2-12)

B. Playground Floor Material

Wood Chips Mulch Shredded Rubber Playground Mat
12 cubic foot \$10 cubic foot \$20 cubic foot

Other Comments

Write here

Property Values Standing



- ❖ 6 homes sold in 2022
- ❖ 2022 Avg. Home Sale Price = **\$447,525**

- ❖ 4 homes sold in 2023
- ❖ 2023 Avg. Home Sale Price = **\$494,070 (↑10.4%)**

- ❖ 5 homes sold in 2024
- ❖ 2024 Avg. Home Sale Price = **\$521,100 (↑5.5%)**

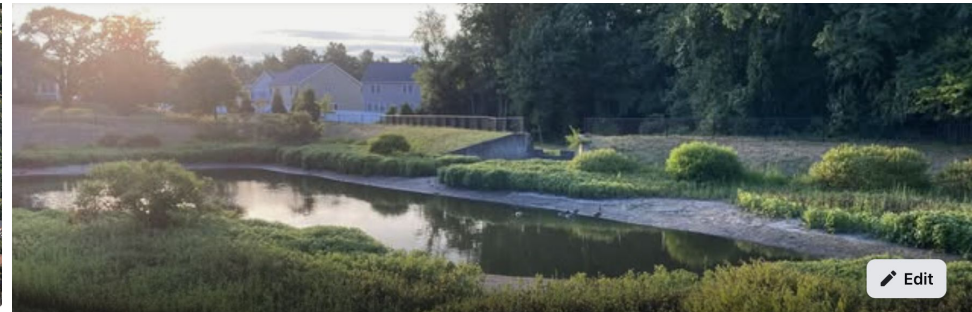
- ❖ 7 homes sold in 2025
- ❖ 2025 Avg. Home Sale Price = **\$545,300 (↑4.6%)**

Severn Woods Community Home Sold Price 1987-2025




Social Media Standing

- ❖ Facebook Page has 71 followers as of April (↑ **13 from last meeting**)
- ❖ Private Facebook Group has [REDACTED] - created for homeowners to talk to themselves



Share a thought...



Severn Woods Homeowners Association
68 followers · 3 following
Welcome to our new homeowners association facebook!
Community Organization

Professional dashboard Edit Advertise

All About Photos Followers Mentions More

Group by Severn Woods Homeowners Association

Severn Woods Community
Private group [REDACTED]

Facebook Page *(since 2025)*

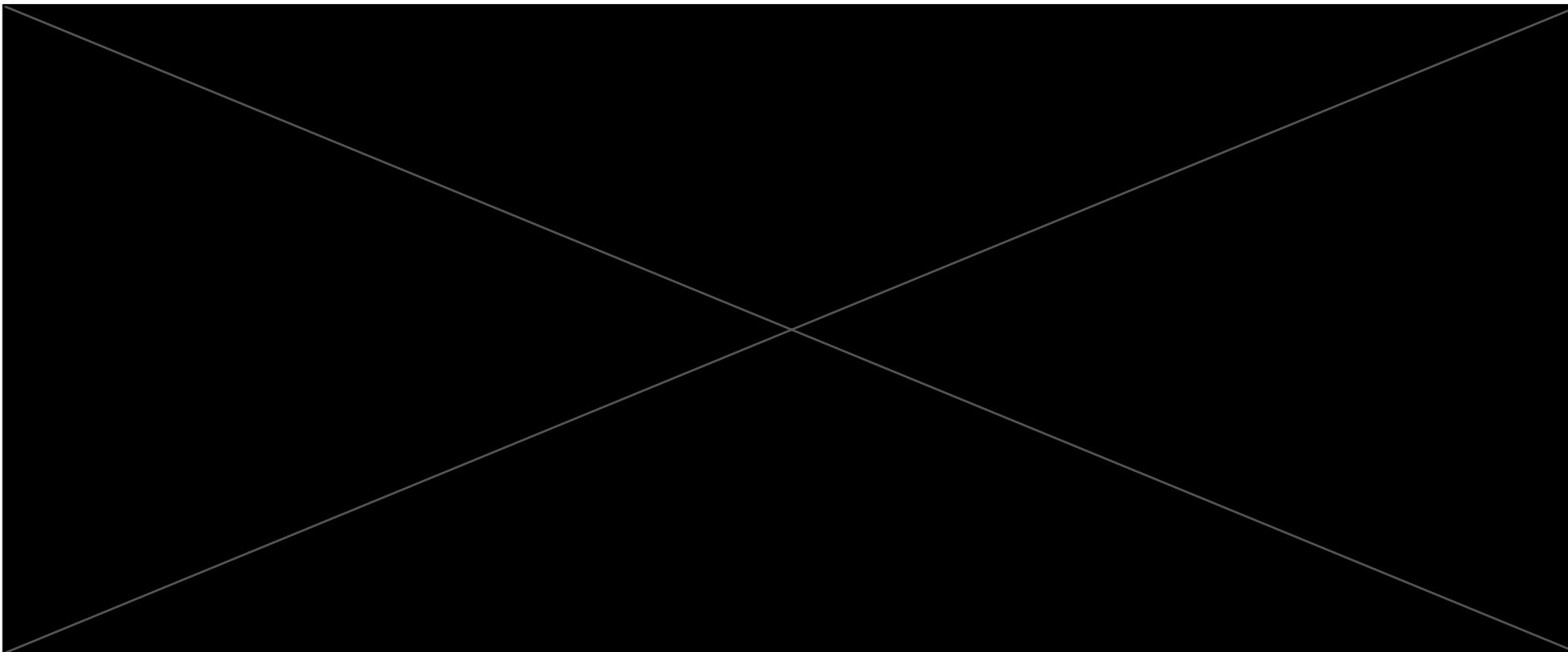


May 2026 Homeowner Meeting

Facebook Group *(last year)*



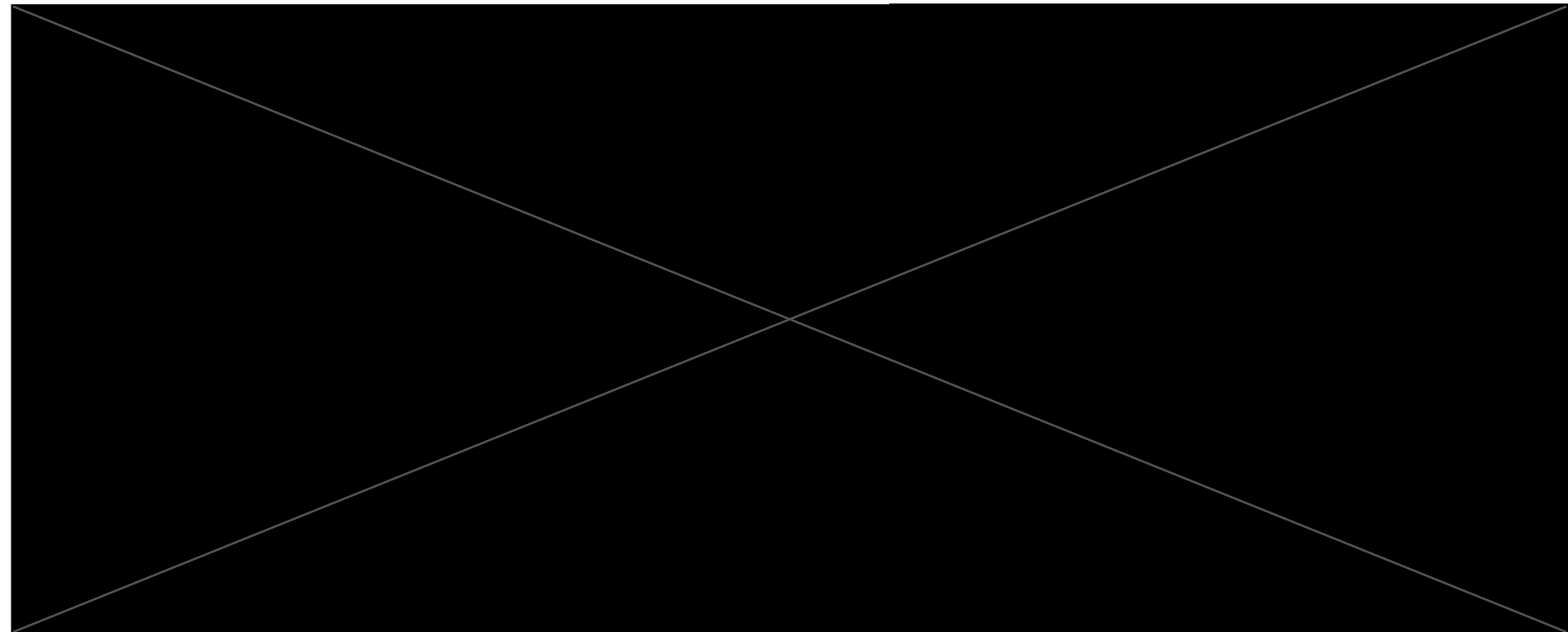
May 2026 Homeowner Meeting



Website Search Presence *(last year)*



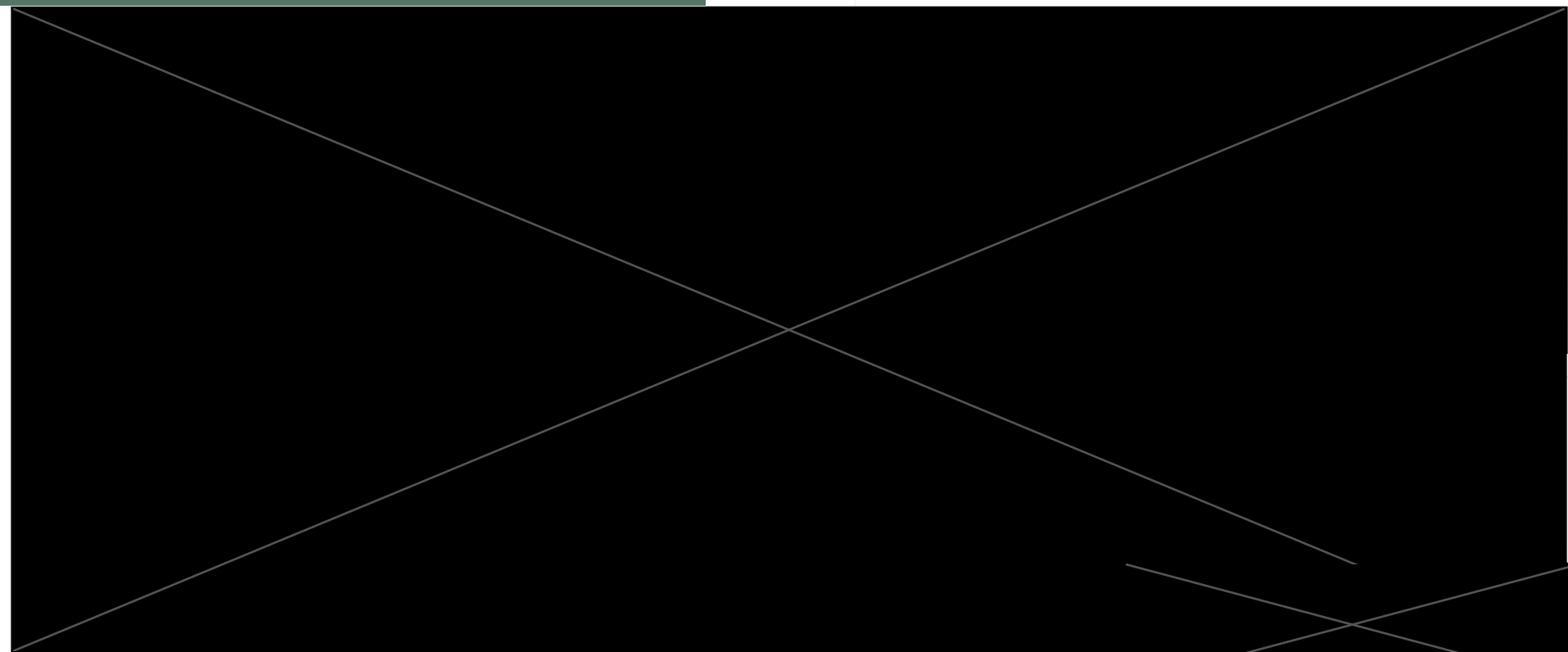
May 2026 Homeowner Meeting



Website Traffic *(last year)*



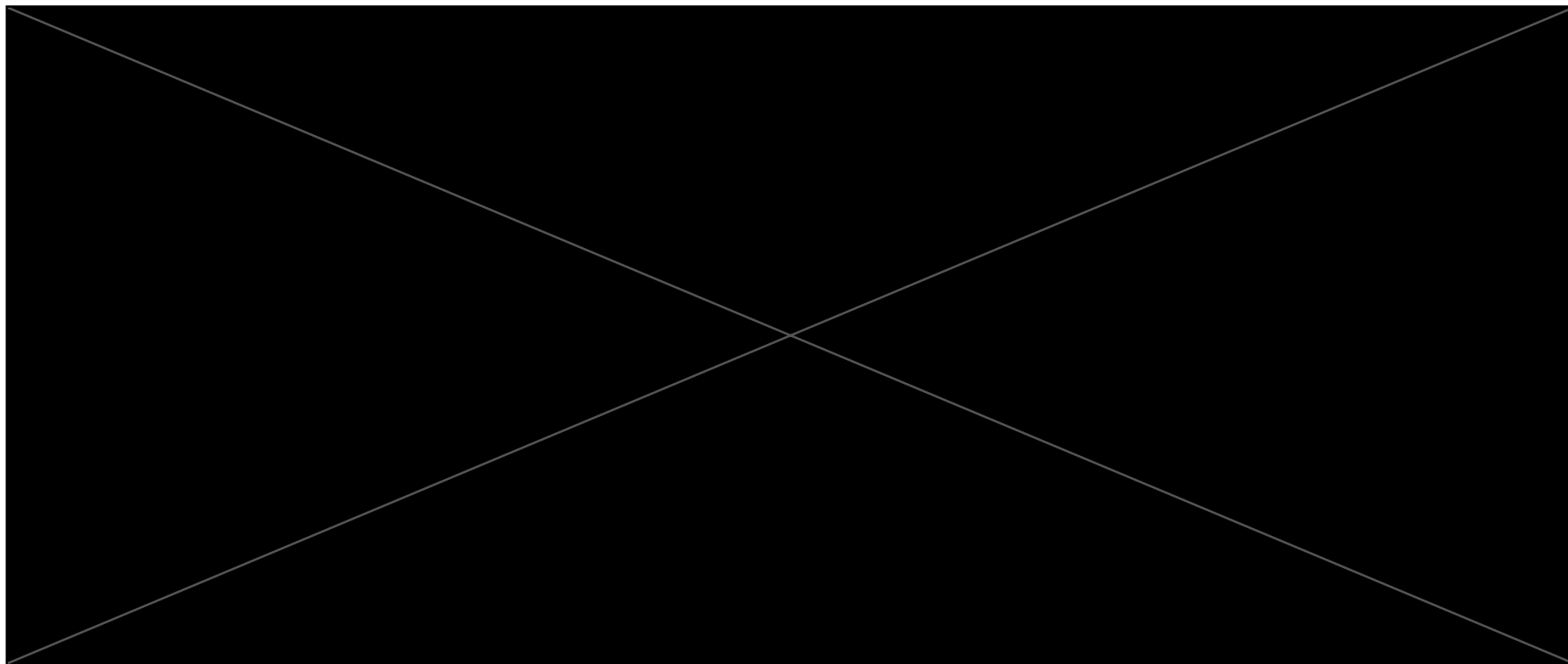
May 2026 Homeowner Meeting



Website Top Pages *(last year)*



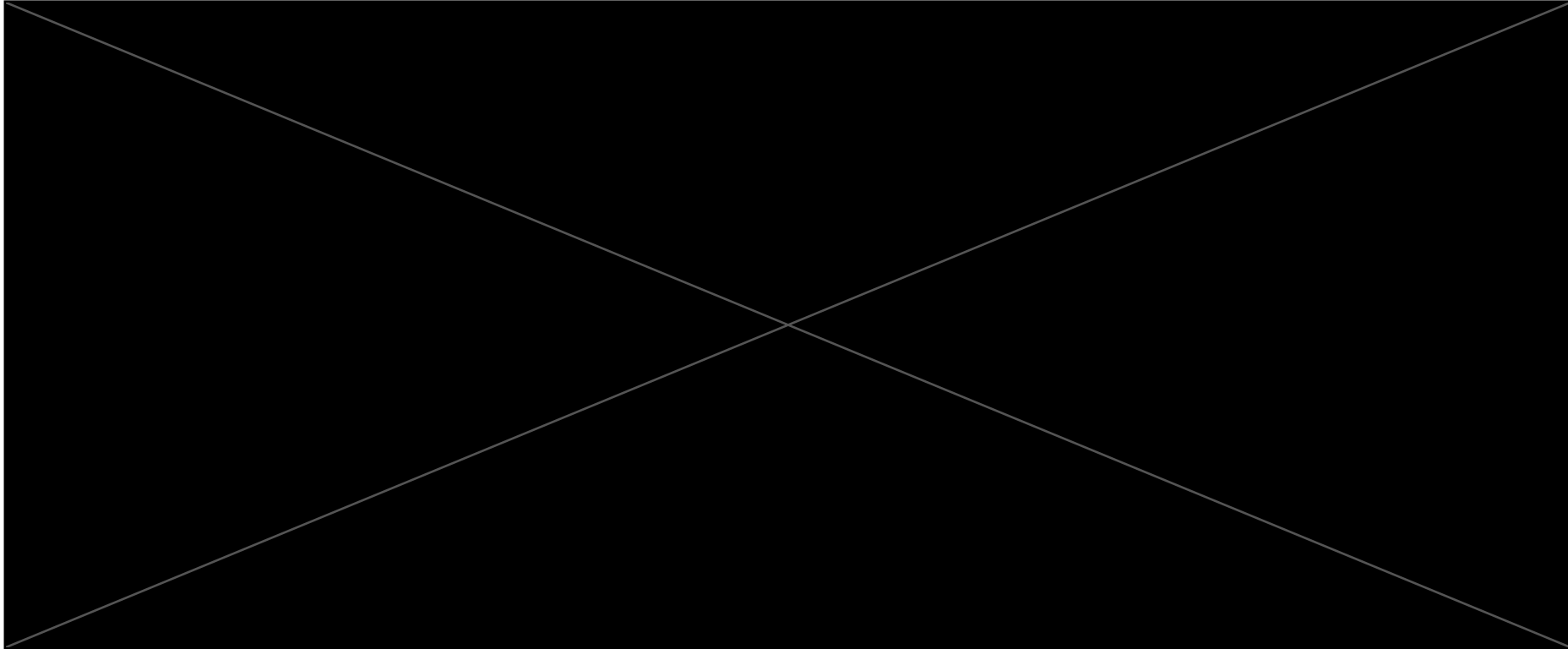
May 2026 Homeowner Meeting



Website Standing - Cost *(in 2025)*



May 2026 Homeowner Meeting



Business Standing



We're in good standing

- 2025 Taxes and MD report filed
- No pending issues with state/federal governments

rofles Tab Window Help Sun Feb 22 11:08 PM

Maryland Department of Ass... x + Gemini

egov.maryland.gov/SDAT/ppf/Info/ReturnSubmitted?ppfid=ae6af9cf-0210-f111-a8c2-00505683d5a8

Maryland.gov Help My Profile Translate Log Out

MARYLAND BUSINESS EXPRESS

Annual Report/Personal Property

Account Home Business Search

Want to PLAN, START, MANAGE or GROW your business? Click HERE!

Filing(s) Submitted

Logged in as: tomhaus

Maryland Annual Report

SEVERN WOODS HOMEOWNERS ASSOCIATION, INC.: D02398147

The following Annual Report and Personal Property Return filing(s) have been submitted to the Maryland Department of Assessments and Taxation.

Filing	Status	
2026 Annual Report Filing	Submitted to SDAT	View (PDF)

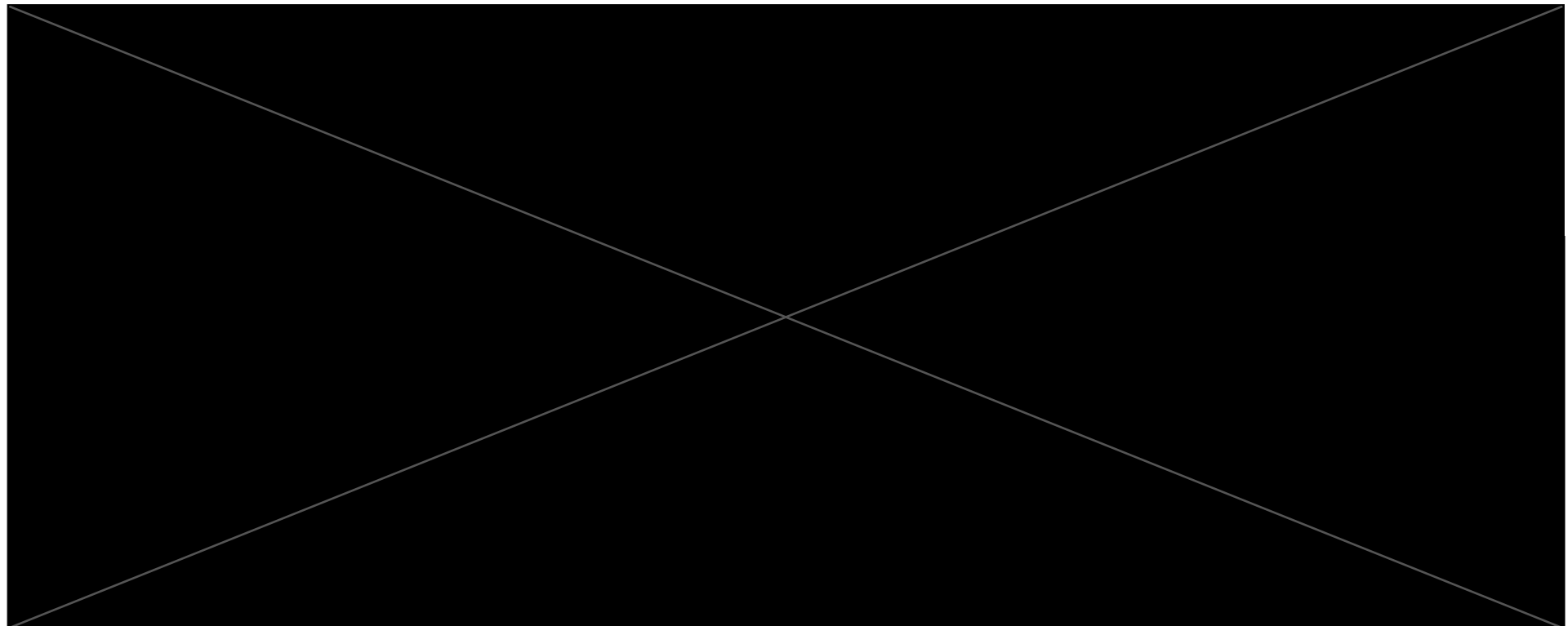
Your business is in Good Standing status. [Order your Certificate of Status here.](#)

Important Note: Please be advised that an SDAT assessment of business personal property reported on a past due Annual Report may still generate a late filing penalty. Failure to pay a penalty can lead to the business falling out of good standing and eventual forfeiture. Penalties may be paid online through the business's Maryland Business Express page.

Financial Standing (2025)



May 2026 Homeowner Meeting



Budget - *Anticipated* (2026)

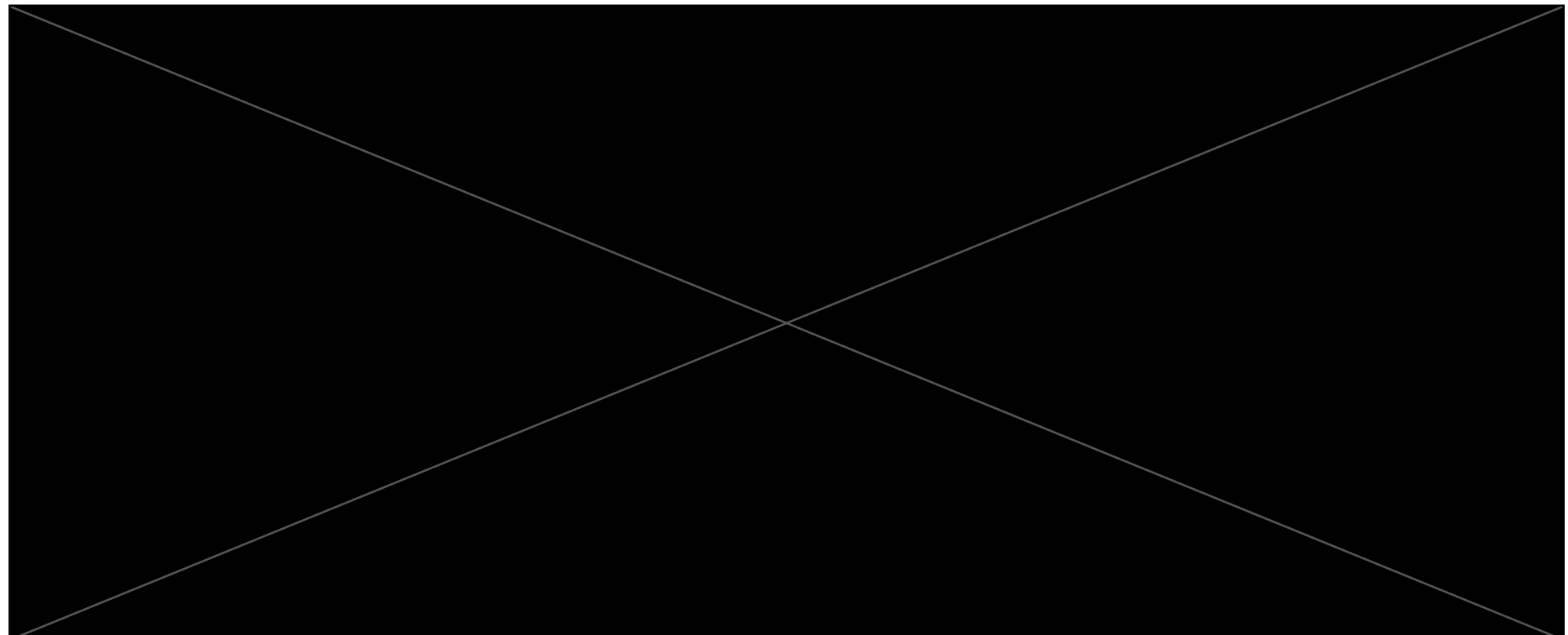


May 2026 Homeowner Meeting

Unpaid Dues pre-Interest (*RECAP from last year*)



March 2025 Homeowner Meeting



Unpaid Dues pre-Interest (*Now*)



May 2026 Homeowner Meeting

Liens Filed



May 2026 Homeowner Meeting

- ❖ 3 of 4 homes more than \$200 in arrears have had lien process started on March 27, 2026
- ❖ Board didn't want to tack on \$500 each to liens for attorney fees so spent ~2 month straight trying to figure it out

DISTRICT COURT OF MARYLAND FOR Anne Arundel County - Glen Burnie
LOCATED AT (COURT ADDRESS)
7500 Governor Ritchie Highway, Glen Burnie, MD 21061-3705

COMPLAINT/APPLICATION AND AFFIDAVIT IN SUPPORT OF JUDGMENT
 \$5,000 or under over \$5,000
 Contract **Tort** **Replevin**
 Bad Faith Insurance Claim **Consumer Debt (original creditor)**
 Medical Debt - plaintiff must list defendant's primary address.

Clerk: Please docket this case in an action of contract tort replevin bad faith insurance claim consumer debt (original creditor) medical debt - plaintiff must list defendant's primary address.

The particulars of this case are:
 Home at [REDACTED] owned by the defendant is in a community where HOA membership is not optional. Our dues are currently \$75/year and defendants have not paid their 1992-2026 dues. Notices were taped to their doors 2-4 times a year with most recent being 2026-01-22, 2025-09-12, 2025-04-01, & 2025-02-21. Lien was previously filed on property and demand letter via certified mail was sent on 2025-10-14 with tracking code & notice of intent to file lien after 2025-11-16. Plaintiff seeks judgment for unpaid assessments, interest, and all processing fees as allowed by the governing documents and Maryland law.

PARTIES
 Plaintiff - Name, Address, Telephone Number
 Severn Woods Homeowners Association, Inc.
 P.O. Box 211
 Severn, MD, 21144

VS.
 Defendant(s) - Name, Address, Telephone Number
 SEVERN MD 21144-1042

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

ATTORNEYS
 For Plaintiff - Name, Address, Telephone Number & Code

DISTRICT COURT OF MARYLAND FOR Anne Arundel County - Annapolis
LOCATED AT (COURT ADDRESS)
7500 Governor Ritchie Highway, Glen Burnie, MD 21061-3705

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 Medical Debt - plaintiff must list defendant's primary address.

Clerk: Please docket this case in an action of contract tort replevin bad faith insurance claim consumer debt (original creditor) medical debt - plaintiff must list defendant's primary address.

The particulars of this case are:
 Home at [REDACTED] owned by the defendant is in a community where HOA membership is not optional. Our dues are \$75/year and defendants only paid \$25 of their 2018 dues and have not paid their 2019-2025 dues. Notices were taped to their doors 2-4 times a year with the most recent being 2026-01-22, 2025-09-12, 2025-04-01, & 2025-02-21. Demand letter via certified mail was sent on 2025-10-14 with tracking code & notice of intent to file lien after 2025-11-16. Plaintiff seeks judgment for unpaid assessments, interest, and all processing & legal fees as allowed by the governing documents and Maryland law.

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VS.
 Defendant(s) - Name, Address, Telephone Number
 SEVERN MD 21144-1034

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

ATTORNEYS
 For Plaintiff - Name, Address, Telephone Number & Code

DISTRICT COURT OF MARYLAND FOR Anne Arundel County - Glen Burnie
LOCATED AT (COURT ADDRESS)
7500 Governor Ritchie Highway, Glen Burnie, MD 21061-3705

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Clerk: Please docket this case in an action of contract tort replevin bad faith insurance claim consumer debt (original creditor) medical debt - plaintiff must list defendant's primary address.

The particulars of this case are:
 The home at address [REDACTED] owned by the defendants is in a community where HOA membership is not optional. Our dues are \$75/year and defendants have not paid their 2023, 2024, or 2025 dues. Notices were taped to their doors 2-4 times a year with the most recent being 2026-01-22, 2025-09-12, 2025-04-01, and 2025-02-21. Demand letter via certified mail was sent on 2025-10-14 with tracking code with notice of intent to file a lien after November 16. Plaintiff seeks judgment for unpaid assessments, interest, and all processing & legal fees as allowed by the governing documents and Maryland law.

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Serve by:
 Certified Mail
 Private Process
 Constable
 Sheriff

ATTORNEYS
 For Plaintiff - Name, Address, Telephone Number & Code

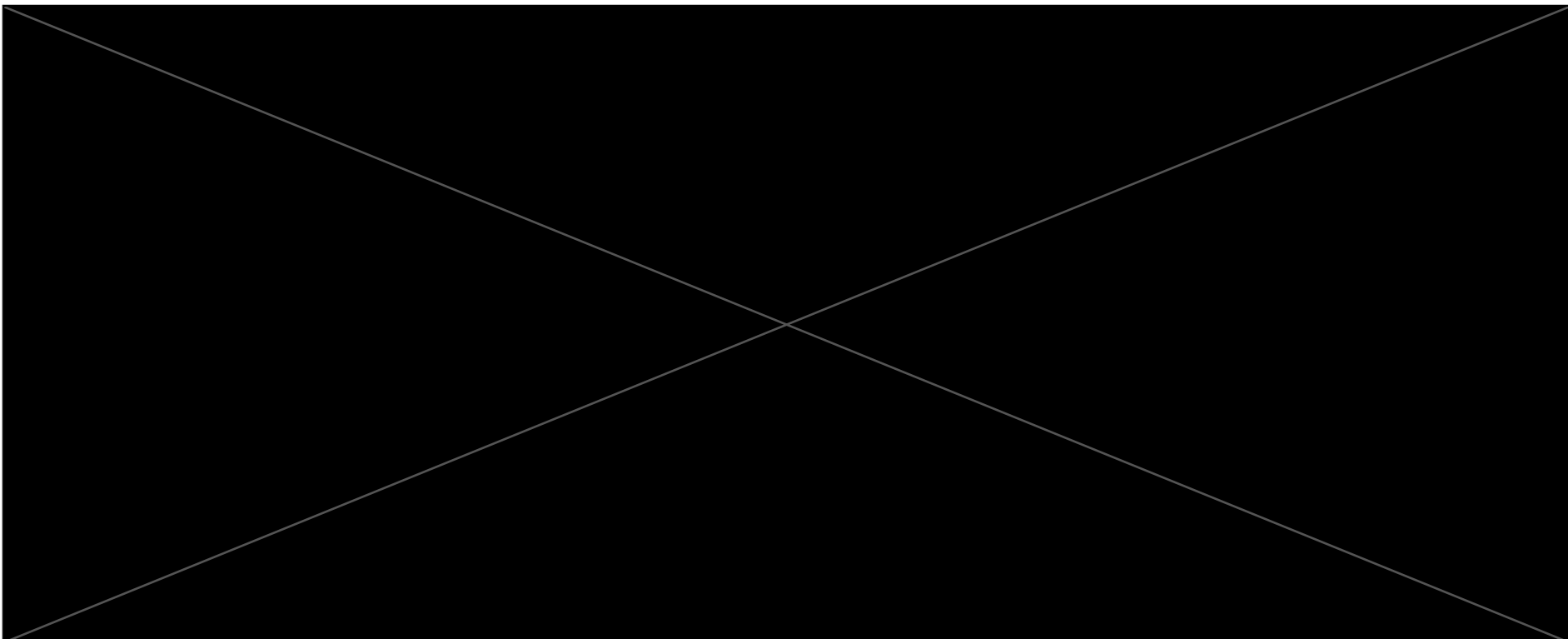
MILITARY SERVICE AFFIDAVIT

Verified through DOD at

Insurance Information



May 2026 Homeowner Meeting



Front Sign Insurance Update



May 2026 Homeowner Meeting



Questions about “Current Standing”?





New Business



To be Covered

- ❖ Mosquitos (*Revisit*)
- ❖ Snow Plan (*Revisit*)
- ❖ Decrease Dues vs. Self-Sufficiency
- ❖ Call for Volunteers
- ❖ Boundary Line + Encroachments
- ❖ Common Areas
- ❖ Open Forum
 - All new homeowner proposals
 - Any discussions homeowners wish to have



Mosquitos (*Recap from 2024 meeting*)

- ❖ In 2022 owners raised issue about influx in mosquitos in community
 - the board in 2022 called the county to look into it and they serviced the ponds and the back of the dam also (*pretty sure*).
- ❖ Last meeting (Oct. 2023) homeowner raised mosquitos were still bad.
- ❖ Board did some research and believe we finally determined why...

(next slide)



Mosquitos - the Minor Problem (fixed) (*RECAP*)

- ❖ A number of containers/trash exist behind our community that were filled with water.
 - All has since been turned over or properly thrown away



Mosquitos - the Bigger Problem (*RECAP*)



June 2024 Homeowner Meeting

- ❖ Area behind community is “100-year flood plain”.
- ❖ Bigger streams are being maintained.
- ❖ Smaller streams... cannot



Example Big Stream



Example Small Stream



How the ponds are connected by these streams




*If you are squeamish about bugs,
please look away now*



Mosquitos (New)

- ❖ Homeowners affected by mosquitos could invest in their own mosquito traps.
 - a. With UV Light and mosquito bait for 1 month = results shown
 - b. No UV Light but mosquito bait = almost nothing
- ❖ Example shown needs to be plugged in
- ❖ Fortunately/Unfortunately captures all bugs
- ❖ Does community support the closing of the mosquito issue? HOA has done all it can think but ultimately cannot do anything else but keep county servicing the large ponds.



Dynatrap
DT1152 Indoor Insect Trap and Killer - Catches and Kills Gnats, Flies, Moths & Other Flying Insects

Glue Card, Mesh Black


4.0 ★★★★☆ (2K)
600+ bought in past month

\$35¹¹ List: \$44.99

[Join Prime](#) to get FREE delivery
Overnight 4AM - 8AM
Or Non-members get FREE delivery **Sat, Feb 28**

Featured by Amazon influencers

[Add to cart](#)



Dynatrap
DT232568 Fly Traps Outdoor - Mosquito & Flying Insect Killer for 1 Acre - Kills Mosquitoes, Flies, Gnats, Wasps - Bug Zapper...

Plastic Black


4.2 ★★★★☆ (1.1K)
300+ bought in past month

\$84⁰⁰ List: \$134.99

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Thu, Feb 26
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Dynatrap
DT1132098 1/2 Acre Mosquito & Flying Insect Outdoor Trap and Killer - Kills Mosquitoes, Flies, Gnats, Wasps, & Other Flying...

Plastic Black

4.2 ★★★★☆ (1.4K)
100+ bought in past month

\$74⁰⁰ List: \$79.99

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Overnight 4AM - 8AM
Or Non-members get FREE delivery **Sat, Feb 28**

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Snow Plan (*RECAP From Last Meeting*)



March 2025 Homeowner Meeting

- ❖ **Problem:** Homeowners flagged with January's snow that Golden Pine's roundabout in back of community had not been properly plowed. It had been called in supposedly but plows may not have felt confident they could get to it.
- ❖ **Potential Solution:** After Association acquires a shed at a later date, would community desire the purchase of ~4-6 little A-shaped signs to put between sidewalk and street on Golden Pine (*and/or Long Tree*) to humbly ask folks between X date and Y date to park on other side of the street for the street plows when significant snow is forecasted?
 - a. IF A-shaped signs could be acquired <\$50/piece and a cheap whiteboard could be adhered to it to write said things.
- ❖ Current Board at least from a long-term maintenance perspective ideally **would desire NOT taking this** on and instead rely on homeowners to keep calling in for the snow plow early and often until it happens when and where it is needed. Putting this here however just to document current homeowner sentiment officially.



Aka, are the HOA volunteers doing enough for snow, if not, how might they?

Snow Plan (What was done + Discussion)



May 2026 Homeowner Meeting

- ❖ Weather predicted ~12 inches of snow
- ❖ 4 Signs (cost \$0) placed on Jan. 23, 2026
- ❖ 2 Cars still didn't move
- ❖ Got ~8 inches of snow
- ❖ Took 2 days to service anything but the Severn Tree > Golden Pine loop
- ❖ Only area given 2nd lane for driving was Severn Tree
- ❖ 1-2 Homeowners upset by the presence of the signs.
- ❖ What would homeowners like done next time?



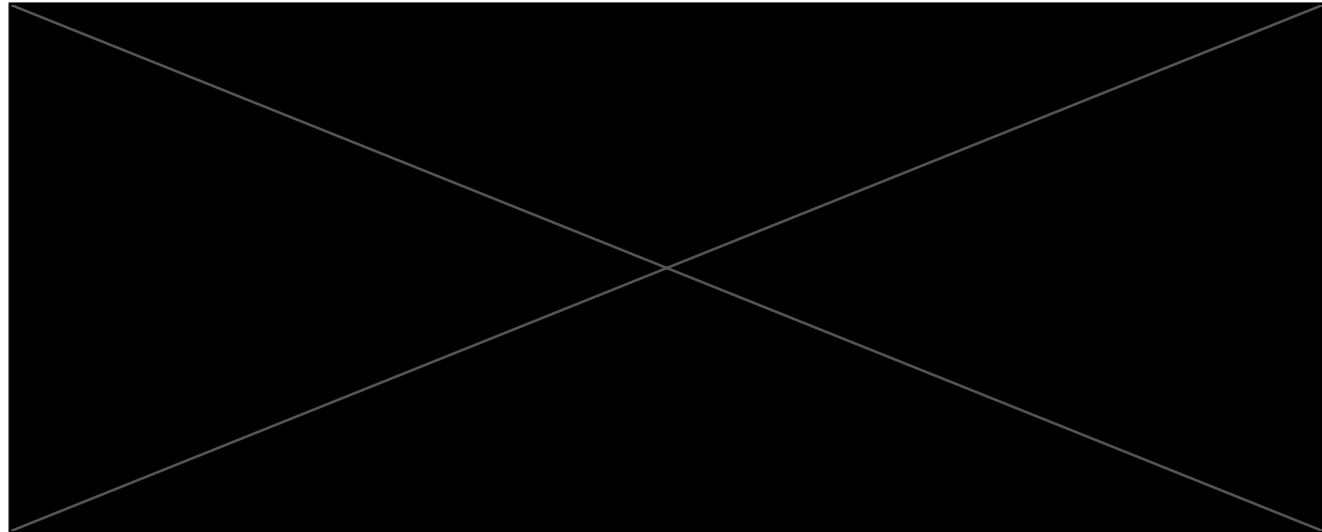
Discuss: Self Sufficiency vs. Lowering Dues vs. Gap Yearing



May 2026 Homeowner Meeting

After/if HOA decreases maintenance costs beyond a certain threshold, what would community prefer:

- ❖ Does community want long term plan for self-sufficiency? *(It is more work for Board and sets high expectation)*
- ❖ Would community instead just desire lower yearly dues or gap years of no dues? *(interest still applying for non-good-standing)*
 - a. *Possibly reduce dues? \$50/year?*



Call For Volunteers



- ❖ Architectural Committee - (looking for 1-2 other individuals)
- ❖ Deliver newsletters? Offload other things from Tom?
- ❖ Any other volunteers to pick up sticks, trim bushes, etc.

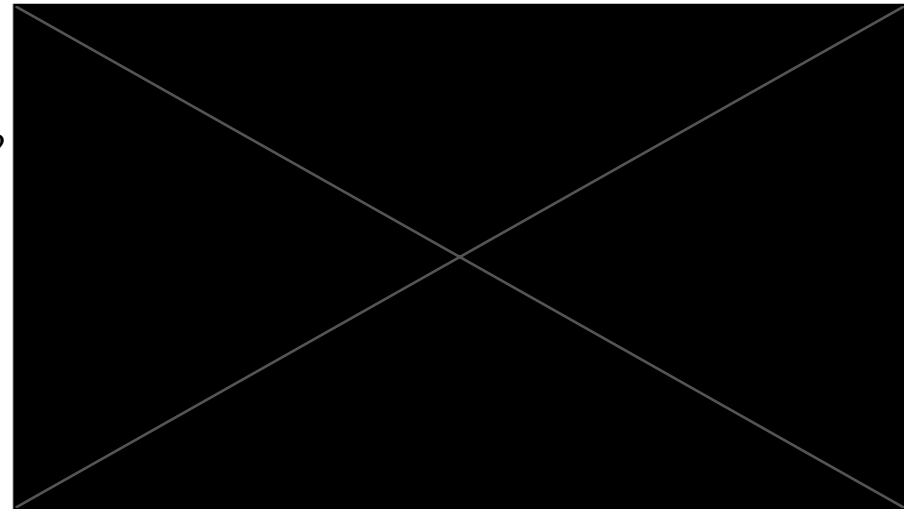


Boundary Line Remediation



May 2026 Homeowner Meeting

- ❖ **Background:** In 2025, Board became aware of home [REDACTED] with an encroachment of its pool, shed, and fence that had been so for over a decade. HOA to assist in home's sale did make encroachment agreement to allow such structures as they stand due to the land land being sandwiched and unreachable by HOA/community anyway.
- ❖ HOA Board has become aware of several other homes that have overfenced or placed sheds and other personal property on the community's ~6 acres of common area woods in the back of the community. Some of this is also blocking community's access to this common area that most probably didn't even know existed.
- ❖ What would community desire of the HOA given this?
 - a. Do nothing and let them claim adverse possession?
 - b. Make them revert back to their property line?
Make an equitable arrangement with homeowner?
 - Homeowner's fair use of land for a reasonable expense? Temporary but option to renew?



Common Area Improvements & Cuts to Maintenance Plan



- ❖ **Summary (*adjusted April 2026*):** four-phase plan to greatly reduce landscaping costs which made up 73% of all expenses in 2023 to get Association in a far better place maintenance wise/financially and simultaneously improve the spaces.
- ❖ **Phase 1 (*Done*):** Make cuts to landscaping and hamper the potential abuse in future Board landscaper contracts.
 - a. Require this and future Boards to write into their contracts that there shall be no paying for mowing services that take place before **March 31** and after **November 7**.
 - b. Set the period between mows to no sooner than every **2 weeks** and thus shall not exceed **17 mows/yr**.
 - c. Lastly Board shall not be permitted to include mowing in the front of the community (along Severn Rd) except in front of the front signs on any contract. HOA to report to county when a mow is needed along Severn Rd.
- ❖ **Phase 2 (*before November 2026*):** Improve front sign common area to replace mulch and small bushes with decorative pea gravel, a mini retaining wall, and touch up brick stain/sign paint if <\$2000.
- ❖ **Phase 3 (*November 2026*):** Apply for grant then upon getting it (**2027**) apply improvements to Pond Lot, Long Narrow Lot, and phase 1 of Tot Lot. A more professional design expected for Tot Lot before then that matches the description that was approved (i.e. concrete pad, benches, some landscaping).
- ❖ **Phase 4 (*2028*):** Begin research/surveys into phase 2 of Tot Lot, *any* other future adjustments to the other lots, and our Common Area rules.

Example Schedule:

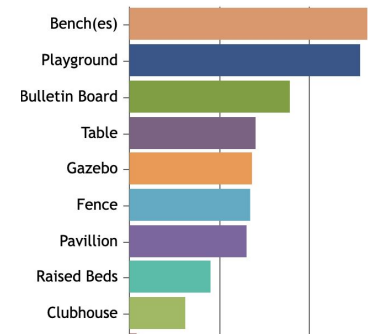
January							February							March							April																		
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S												
			1	2	3	4							1								1												1	2	3	4	5		
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26	27	28	29	30	31	23	24	25	26	27	28	23	24	25	26	27	28	29	27	28	29	30																	
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May							June							July							August																		
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September							October							November							December																		
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28	29	30	26	27	28	29	30	31	23	24	25	26	27	28	29	23	24	25	26	27	28	29	28	29	30	31													

(Discussion on next slide)

Common Areas & What is/isn't up for debate



- ❖ The Board has received numerous requests, handful of strong concerns (most all solved), and some demands.
- ❖ Totally understandable, everyone has opinions on this matter. For better or worse may explain why we've gone 40y w/out updates.
- ❖ To keep discussion productive, here is **What's already been approved:** *(if grant money received)*
 - a. **All areas** with benches will be Trek Benches. Any homeless and we'll retrofit bars.
 - b. **Pond Lot** to get gravel path leading to a seating area with two benches, surrounded by large rocks and low-maintenance, animal-resistant plantings, with remaining lawn replaced by creeping juniper or similar evergreen ground cover.
 - c. **Long Narrow Lot**, replace all grass to hardy creeping shrubs/juniper for great maintenance reduction and add 3 benches on either gravel or concrete pads. Benches also would be placed so as to not be viewable from Severn Rd.
 - d. **Front Sign Area**, approved without grant money requirement, will replace mulch and small bushes with small stones, add a concrete or brick barrier for the pebble rock, and maybe a brick stain to the back of the sign.
 - e. **Tot Lot Phase 1** - a small concrete pad, 2-3 benches *(or more)*, topping or cleanup of the 5 trees, planting of maybe a few hardy shrubs and only do a fence if there is enough money leftover.
 - f. **Tot Lot Phase 2** - add playground (part elementary, part play, shed, and fence *(if not done in Phase 1 and still required from community rule)*)
 - g. Many common add-ons have also already been prioritized/ranked as needing to be fulfilled before us adding things below them (minus anything required by community rules).
- ❖ What discussion/concerns do you have pertaining to proposed rules, color scheme, further details/plans, phase 2s, and anything else?





Open Forum

Any proposition requests, any complaints, etc.

